

TO: Eric Sandin, GEF II, Geo/8

Groundwater Use Registry Buckslip

Site Name Outer's Resort
Address 1748 Pinewood Avenue
Chetek, WI 54728
BRRTS # 03-03-000178
GPS Location: _____ latitude _____ longitude _____
Date of Closure Decision 01/05/00

Required

- ☒ Closure Letter
- ☒ Deeds for all properties with ES exceedance in Groundwater (Recorded GWR)
- ☐ GPS location (latitude and longitude)
- ☒ Location map
- ☒ Detailed Site Map
- ☒ Groundwater Flow Direction Diagram including location of monitoring wells and all drinking water wells * (Does not indicate drinking water well)
- ☒ Latest Groundwater Plume Map with Groundwater Flow Direction N/A
- ☒ Latest Table of Analytical Results for Groundwater

If Available, include the following:

- ☒ Metes and Bounds Legal Description
- ☒ Tax Parcel Number on Deed # 211-167D-02
- ☒ Geologic cross sections showing soil and groundwater contaminant source extent and location, isoconcentrations for all groundwater contaminants that exceed NR 140 enforcement standards, water table and piezometric elevations, and the extent, location and elevation of geologic units, bedrock, and confining units



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-0818
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

September 22, 1999

Mr. Gary Fredrickson
1748 Pinewood Ave
Chetek, WI 54728

Subject: Outer's Resort, 1748 Pinewood Ave, Chetek, WI BRRTS # 03-03-000178

Dear Mr. Fredrickson:

The Department of Natural Resources provided a notice to you that the degree and extent of gasoline contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On September 2, 1999, the above-named site was reviewed by the Northern Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the gasoline contamination at the above-named site has been remediated to the extent practicable under current site conditions, and that no further action is necessary at this time. Therefore, the Department will consider the case "closed," pursuant to NR 726.05(8)(am), if the responsible party sign and record a Groundwater Use Restriction for the property.

Enclosed is an example of a Groundwater Use Restriction. Please draft a specific Groundwater Use Restriction for this site and submit the draft to me. Department of Natural Resources attorneys will review the draft and return it to you with revisions. After you have made the revisions, you should sign and record the restriction with the County Register of Deeds. To document that this condition has been complied with, the responsible party must submit to the Department a copy of the recorded Groundwater Use Restriction, with the recording information stamped on it, within 15 days after the Register of Deeds returns the Groundwater Use Restriction to the responsible party. The Groundwater Use Restriction may be amended in the future with the approval of DNR if conditions change at the site and the residual contamination is remediated.

The groundwater use restriction is an option that the Department can offer to you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Note that this additional work may not be eligible for reimbursement through the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine eligibility of the additional work for reimbursement.

Please note that this case closure is contingent upon proper documentation of proper abandonment of the monitoring wells on site. If monitoring wells remain at this site, please provide the documentation that this action has been completed, or have your consultant do so. Please complete Form 3300-5B and send it to my



Quality Natural Resources Management
Through Excellent Customer Service



attention at the above address.

If you have any additional information which was not formerly provided to the Department, and which you feel would significantly impact this closure decision, you may submit that information for our re-evaluation of case closure.

If you have any questions, please call me at 715-365-8990.

Sincerely,
NORTHERN REGION



Janet Kazda
Case Closeout Committee

→ cc: File
Lori Huntoon, Dept of Commerce
Steve Karklins, DG/2
Chuck Fitzgerald, Rhinelander
Chris Saari, Brule

Troy Gawronski
Cedar Corporation
604 Wilson Ave
Menomonie, WI 54751

571198

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

VOL 726 PAGE 637

INDEXED

This Deed, made between Russell W. Curtis
and Betty J. Curtis, husband and wifeand Gary E. Fredrickson and Margaret L.
Fredrickson, husband and wife as joint
tenantsWitnesseth, That the said Grantor, for a valuable consideration
Ten Dollars and No/Cents-----(\$10.00)
conveys to Grantee the following described real estate in Barron
County, State of Wisconsin:

RECEIVED OF RECORD

10:45 AM
OCT 2 1995Dorinda M. Miller
REGISTER OF DEEDS
BARRON COUNTY, WI

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Jennings Law Office, S.C.
1128 - 2nd St., P.O. Box 726
Chetek, WI 54728

(Parcel Identification Number)

Legal Description Attached

TRANSFER
\$ 315.00
FEE(This deed issues in satisfaction of that certain Land Contract by
and between the parties dated April 10, 1984 and recorded in Barron
County Records on April 18, 1984 in Volume 528 at Page 494, 495, and
496 as Document No. 469994.)This is not homestead property.
(is) (is not)Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor, Russell W. and Betty J. Curtiswarrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning
ordinances, recorded easements for public utilities serving the property,
recorded building and use restrictions and covenants, general taxes
levied in the year of closing and Barron County Shoreline Ordinances.

and will warrant and defend the same.

Dated this 27 day of September, 1995.

(SEAL)

Russell W. Curtis

(SEAL)

* Russell W. Curtis

(SEAL)

Betty J. Curtis

(SEAL)

* Betty J. Curtis

AUTHENTICATION

Signature of Russell W. Curtisand Betty J. Curtisauthenticated this 27 day of September, 1995* Gregory A. Jennings

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Gregory A. Jennings
1128 - 2nd St., P.O. Box 726
Chetek, WI 54728(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this _____ day of
_____, 19____ the above namedto me known to be the person _____ who executed the
foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.

My commission is permanent. (If not, state expiration date:
_____, 19____.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 — 1982

Wisconsin Legal Risk Co., Inc.

LEGAL DESCRIPTION

Lots 1 and 2 of Pinewood Addition to the City of Chetek; and a part of Lot 3 of said Pinewood Addition, more particularly described as follows: Commencing at a 6" X 6" concrete monument set into the ground 4 feet north and 4.3 feet west of the Northwest corner of Lot 2 of said Addition; thence East, parallel to the north line of said Lot 2, a distance of 68 feet; thence north 8° and 30" East, 108 feet to an iron pipe; thence continuing North 8° and 30" East a distance of 25 feet, more or less, to the water's edge of Prairie Lake; thence Easterly to the West line of Lot 1 of said Addition; thence south along the West line of said Lot 1 to the North line of Lot 2; thence West along the North line of said Lot 2, a distance of 63 feet to the Northwest corner of said Lot 2; thence South to the Southeast corner of said Lot 3; thence Westerly to a point South 11° and 6' West and 52.6 feet to the place of beginning.

Parcel "B" as shown on Page 60 in Volume 4 of Certified Survey Maps in the office of the Register of Deeds for Barron County, being a part of the W 1/2-SW of 19-33-10, in the City of Chetek.

Document Number

GROUNDWATER USE RESTRICTION

BARRON COUNTY, WI
REGISTER OF DEEDS
DONNA M. MILLER

623983

12-29-1999 10:15 AM

RESTRICTION
RECORDING FEE: 14.00
TRANSFER FEE:
FEE EXEMPT #:
PAGES: 3Declaration of Restrictions

Lots 1 and 2 of Pinewood Addition to the City of Chetek; and a part of Lot 3 of said Pinewood Addition, more particularly described as follows: Commencing at a 6" x 6" concrete monument set into the ground 4 feet north and 4.3 feet west of the Northwest corner of Lot 2 of said Addition; thence East, parallel to the north line of said Lot 2, a distance of 68 feet; thence north 8° and 30" East, 108 feet to an iron pipe; thence continuing North 8° and 30" East, a distance of 25 feet, more or less, to the water's edge of Prairie Lake; thence Easterly to the West line of Lot 1 of said Addition; thence south along the West line of said Lot 1 to the North line of Lot 2; thence West along the North line of said Lot 2, a distance of 63 feet to the Northwest corner of said Lot 2; thence South to the Southeast corner of said Lot 3; thence Westerly to a point South 11° and 6' West and 62.6 feet to the place of beginning.

Recording Area

Name and Return Address
Gary E. and Margaret L. Fredrickson
1748 Pinewood Avenue
Chetek, WI 54728

STATE OF WISCONSIN)
) ss
COUNTY OF BARRON)

211-1670-02

Parcel Identification Number (PIN)

WHEREAS, Gary E. and Margaret L. Fredrickson are the owners of the above-described property.

WHEREAS, one or more gasoline discharges have occurred on this property. Benzene and toluene contaminated ground water above ch. NR 140, Wis. Adm. Code, enforcement standards exists in the northwest corner of this property just north of Cabin #1 (see attached Figure 1) on December 7, 1998:

Benzene - 90 parts per billion
Toluene - 1100 parts per billion

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional ground water or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate ground water contamination exceeding ch. NR 140, Wis. Adm. Code ground water standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with the drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 112, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

State of Wisconsin
County of Barron

I hereby certify that this instrument is a full
true and correct copy of the document on file
and of record in my office and has been
compared by me

Date January 3, 2000

Donna M. Miller Register of Deeds

Barbara Elfen Deputy

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if ground water is to be otherwise extracted from this property, while this ground water use restriction is in effect, the ground water shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted ground water shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 20th day of DECEMBER, 1999.

Signature: Gary E. Fredrickson
Printed Name: Gary E. Fredrickson

Signature: Margaret L. Fredrickson
Printed Name: Margaret L. Fredrickson

On this 20th day of DECEMBER, 1999, appeared before me Gary E. Fredrickson and MARGARET L. FREDRICKSON, known to me to be the persons executing the foregoing Ground Water Use Restriction.

Gary E. Fredrickson
Notary Public, State of MISSISSIPPI
County of HARRISON

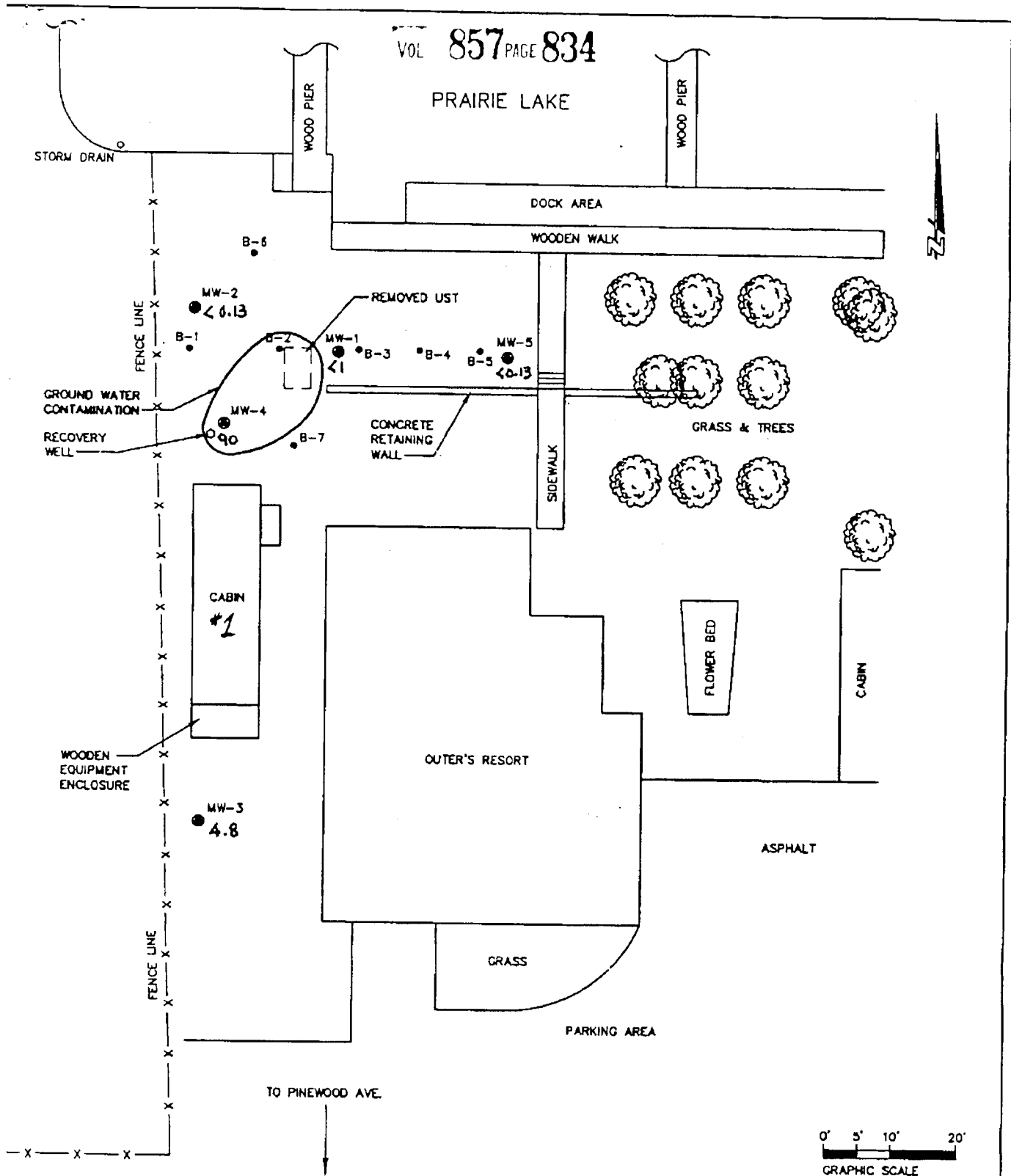
My commission expires _____

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 12, 2001
BONDED THRU STEGALL NOTARY SERVICE

This document was drafted by Cedar Corporation with assistance from the Wisconsin Department of Natural Resources.



PRAIRIE LAKE

LEGEND:

- = SOIL BORING
- 🌳 = TREE LOCATION
- = EXISTING MONITORING WELL

Cedar
corporation

604 Wilson Avenue
Menomonee, Wisconsin 54751
715-235-9087
800-472-7372
FAX 715-235-2727
www.cedarcorp.com

DRAWN BY
KAT

DATE
APRIL 1999

FILE
GWCmap.dwg

SCALE
1" = 20'

PROJECT TITLE

OUTER'S RESORT

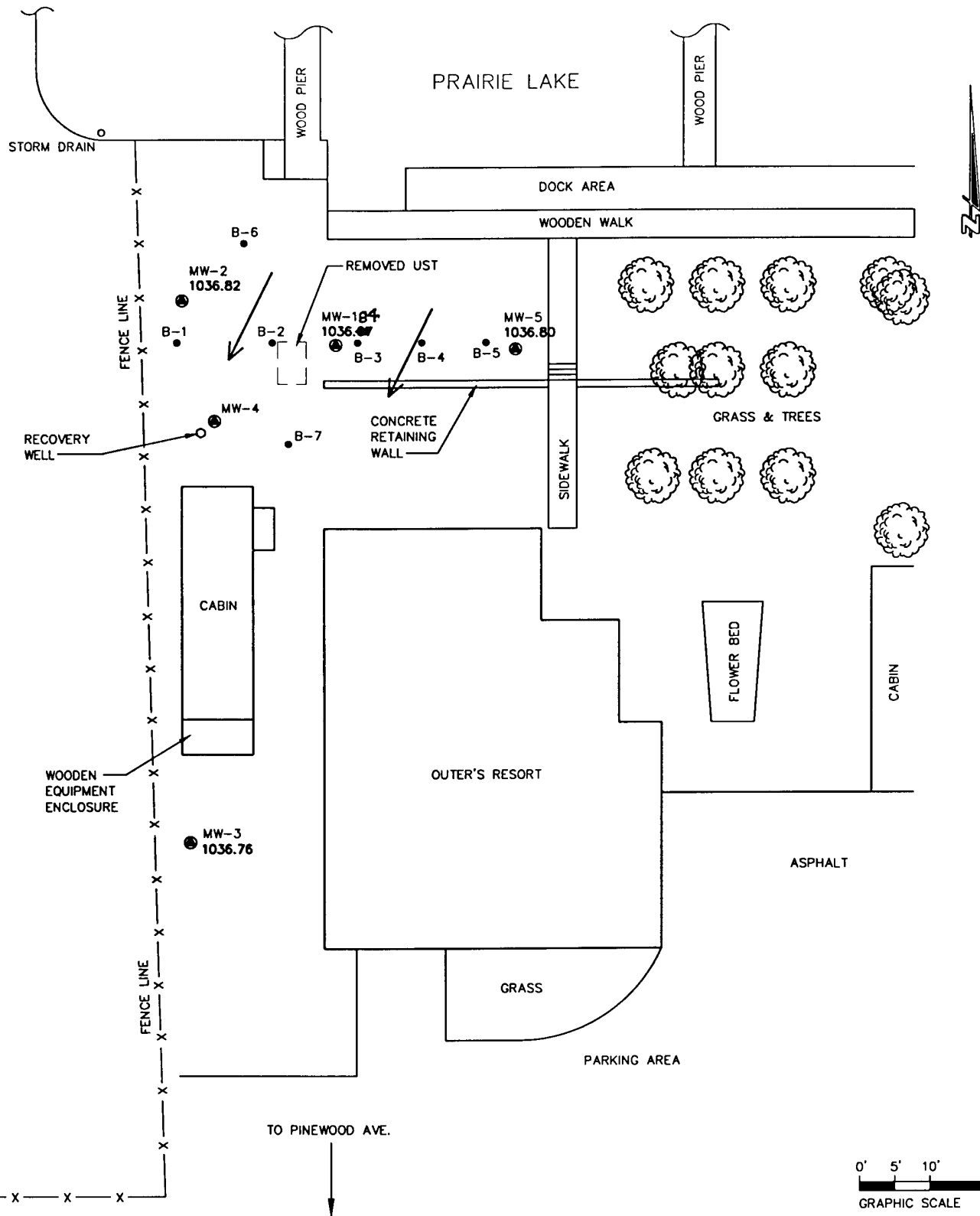
CHETEK, WISCONSIN

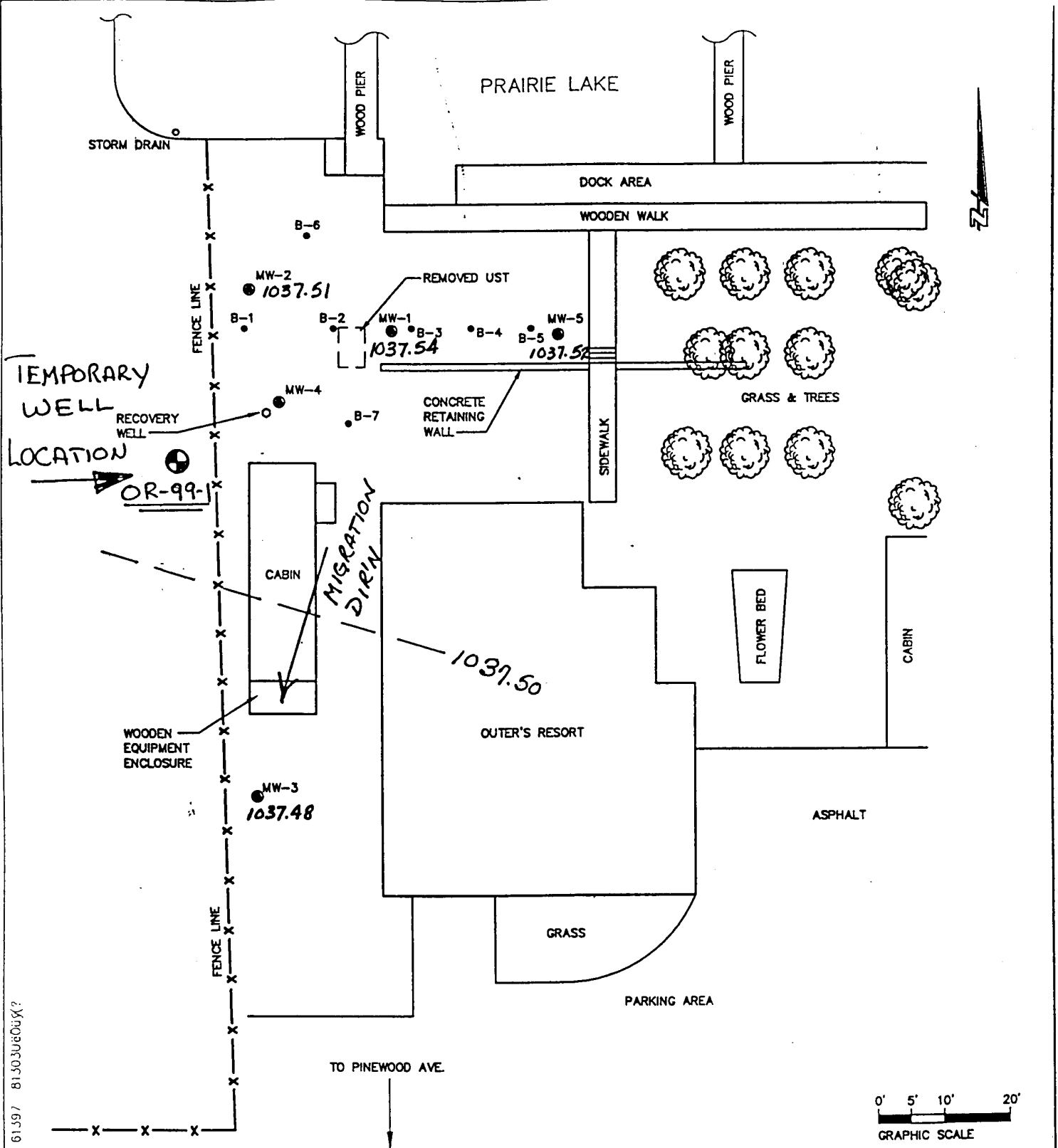
MARCH 2, 1999
BENZENE
GROUND WATER CONTAMINATION

CHECKED BY
TAG

JOB NO.
1326-003

FIGURE
1





LEGEND:

- = SOIL BORING
- = TREE LOCATION
- = EXISTING MONITORING WELL

Cedar
corporation

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

604 Wilson Avenue
Menomonie, Wisconsin 54751
715-235-9081
800-472-7372
FAX 715-235-2727
www.cedarcorp.com

DRAWN BY
RDO
DATE
JUNE 1997
FILE
ORSEI MAP.dwg
SCALE
1" = 20'

PROJECT TITLE

OUTER'S RESORT
CHETEX, WISCONSIN
GROUND WATER ELEVATIONS
9-28-99
SITE FEATURES MAP

CHECKED BY
CEL
JOB NO.
1326-003-60
FIGURE
1

Table 5
GRO AND PVOC GROUND WATER ANALYSIS RESULTS
OUTER'S RESORT
OUTER'S RESORT

Monitoring Well	Date Sampled	Lab ID	GRO ug/L	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=68.6 ES=343	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=124 ES=620
1	3/24/94	134406		<100	340	<100	1600	5600	1800	12000
1	6/21/94	138660		<100	315	<1000	1920	2360	615	5330
1	9/30/94	143827		<50	110	<500	480	700	<250	1400
1	11/30/94	146699		<5.0	43	<5.0	260	590	220	730
1	4/26/95	10 0117331	11000	<10	130	<40	610	1400	470	2400
1	6/13/95	10 0175494		<5.0	210	<20	880	1100	400	2600
1	12/20/95	165296		<2.0	39	<5.0	120	220	72	560
1	4/29/96	172092		<50	410	<50	3300	430	63	4100
1	6/19/96	175433								
1	11/13/96	184271	7000	<5.0	160	<5.0	280	740	190	1900
1	1/9/97	86250		<5.0	197	<10.0	512	698	185	2071
1	6/9/97	5100		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1	6/11/98	301922	8900	<2.6	280	<1.6	520	530	140	2900
1	9/2/98	314338		<4.1	250	<4.1	200	460	120	3600
1	12/7/98	329732		5.8	55	<1.6	99	280	75	700
1	3/2/99	340030		<0.96	24	<0.16	26	95	27	230

[illegible]

Monitoring Well	Date Sampled	Lab ID	GRO ug/L	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=68.6 ES=343	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=124 ES=620
3	6/19/96	175435		<1.0	<1.0	<1.0	<1.0	1.1	<1.0	4.3
3	11/13/96	184273	<50	1.9	18.5	<1.0	21.4	55.6	7.6	93.2
3	1/9/97	86252		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
3	6/9/97	5102		1.4	9.7	<0.16	0.5	38	<12	28
3	6/11/98	301924	250	4.5	15	<0.41	1.2	45	<0.58	40
3	9/2/98	314340		33	120	<1.6	530	260	60	1000
3	12/7/98	329734		4.8	42	<0.16	3.8	140	21	280
3	3/2/99	340032								

5	6/21/94	138664		<1.0	<1.0	<1.0	<1.0	<5.0	<5.0	<1.0
5	9/30/94	143830		<1.0	<1.0	<1.0	<1.0	<5.0	<5.0	<1.0
5	11/30/94	146702		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
5	4/26/95	10 0117366	N/A	<1.0	<1.0	<4.0	<1.0	<1.0	<1.0	<2.0
5	12/20/95	165299		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
5	4/29/96	172095		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
5	6/19/96	175436								
5	11/13/96	184274	<50	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
5	1/9/97	86253		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
5	6/9/97	5103		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
5	6/11/98	301925	<50	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
5	9/2/98	314341		<0.41	<0.43	<0.41	<0.38	<0.42	<0.58	<1.4
5	12/7/98	329735		<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
5	3/2/99	340033		<0.13	<0.22	<0.16	<0.20	0.26	<0.29	0.32

RW	4/26/95	10 0117390	N/A	340	240	<40	2200	790	310	3400
RW	6/13/95	10 0174408		410	350	<40	3000	1600	650	5400
RW	12/20/95	165300		39	130	<10	640	830	380	1700
RW	4/29/96	172096		780	2100	<250	12000	8400	2700	26000
RW	11/13/96	184275	12000	56	360	<20	690	780	250	3900
RW	6/9/97	5104		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
RW	6/11/98	301926	14000	98	450	<3.2	1500	1000	330	5400
RW	9/2/98	314342		74	510	<8.2	910	1200	390	5700
RW	12/7/98	329736		90	300	<3.2	1100	1400	430	5700
RW	3/2/99									

GRO = Gasoline Range Organics
MTBE = Methyl-Tert-Butyl Ether
TMB = Trimethylbenzene
PAL = Preventive Action Limit (NR 140)
ES = Enforcement Standard (NR 140)

ug/L = micrograms per liter = parts per billion
mg/L = milligrams per liter = parts per million
NA = Not Analyzed
* = 1,2,4-TMB and 1,3,5-TMB combined

Table 6

**NATURAL ATTENUATION INDICATOR PARAMETERS
OUTER'S RESORT
OUTER'S RESORT**

Monitoring Well	Date Sampled	Dissolved Oxygen mg/L	Redox Pot. mv	Nitrate + Nitrite as Nitrogen mg/L	Iron dissolved mg/l	Sulfate dissolved mg/L
1	6/19/96	0.4		0.708	16	<5
1	11/13/96	0.1	10	<0.3	12.9	2.19
1	1/9/97	0.1				
1	6/11/98	0.5	0	<0.017	14	8.3
1	9/2/98	0.3	-25	0.25	11	15
1	12/7/98	0.4	20	0.079	13	6.5
1	3/2/99	0.9	-30	0.13	12	27
2	6/19/96	0.3		<0.5	17	<5
2	11/13/96	0.2	25	<0.3	20.6	<1.5
2	1/9/97	0.1				
2	6/11/98	0.5	-20	<0.017	32	7.9
2	9/2/98		-15	0.19	17	6.1
2	12/7/98	0.3	30	0.18	21	8.0
2	3/2/99	0.5	-50	0.27	22	18
3	6/19/96	0.5		<0.5	0.831	20
3	11/13/96	0.9	110	<0.3	1.74	2.47
3	1/9/97	1.0				
3	6/11/98	0.2	160	<0.017	4.9	13
3	9/2/98	0.3	195	0.041	5.3	13
3	12/7/98	0.7	160	0.034	6.9	7.
3	3/2/99	0.3	-45	0.091	7.1	23
5	6/19/96	0.3		<0.5	19	5
5	11/13/96	1.4	70	<0.3	30.7	<1.5
5	1/9/97	0.6				
5	6/11/98	4.2	120	<0.017	19	3.7
5	9/2/98	4.5		0.38	28	6.3
5	12/7/98	3.7	95	0.46	18	9.2
5	3/2/99	3.1		0.35	27	11
RW	11/13/96	0.1	0	<0.3	19.4	<1.5
RW	6/11/98	0.3	55	<0.017	27	9.1
RW	12/7/98	0.3	85	0.24	31	14
RW	3/2/99	0.3	-60			

NA = Not Analyzed

ug/L = micrograms per liter = parts per billion

mg/L = milligrams per liter = parts per million

su = standard units

mv = millivolts

Redox Pot. = Reduction Oxidation Potential

Cedar Corporation, 3/30/99

